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DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415) 558-5260

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

JAN 10 1983

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Date of this Notice: January 7, 1983

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Carol Roos

Tel: (415) 558-5260

Project Title: 82.463E:
505 Montgomery Street
Office Building

Project Sponsor: The Empire Group

Project Contact Person: Martin E. Brown

Project Address: 505 Montgomery Street

Assessor's Block(s) and Lot(s): Lots 5, 6, 6A, 7, 8, 9, 11, 27 and 28 in Assessor's
Block 227

City and County: San Francisco

Project Description: Retention of three buildings at 638-640 Sacramento St.;
653-655 Commercial St.; and 627-629 Commercial St. Demolition of six buildings
construction of a 28-story, 416-foot-tall building including about 309,184 gross
sq. ft. of office; 10,000 sq. ft. of retail, 70 parking spaces, with loading
facilities off Sacramento St. Buildings to be demolished include 501-505 Montgomery St.
(610 Sacramento St.); 519 and 527 Montgomery St; 618 and 624 Sacramento St; and
615 Commercial St.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL
IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the
Guidelines of the State Secretary for Resources, Sections 15081 (Determining Signi-
ficant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to
Prepare an EIR), and the following reasons, as documented in the Initial Evalua-
tion (initial study) for the project, which is on file at the Department of City
Planning:

Please see the attached Initial Study.

Deadline for Filing of an Appeal of this Determination to the City Planning Commis-
sion: January 17, 1983.

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a
\$200 filing fee.

Alec S. Bash, Environmental Review Officer



DEPARTMENT OF CITY PLANNING

450 McALLISTER STREET • SAN FRANCISCO, CALIFORNIA 94102

INITIAL STUDY

505 Montgomery St. Office Building

82.463E

January 7, 1983

INITIAL STUDY
505 MONTGOMERY STREET
82.463
January 7, 1983

I. PROJECT DESCRIPTION

The Empire Group proposes to construct a 28-story office building on a 24,911-sq.-ft. site in Assessor's Block 227 fronting on Montgomery, Sacramento, and Commercial Sts (see Figure 1, p. 3). An office tower would be constructed on a 13,200-sq.-ft. portion of the site (Lots 5, 6, 6A, 7, 8 and 9). The remaining 11,711 sq. ft. of the site (Lots 11, 27 and 28) contains three buildings that would be retained. The project description in this Initial Study is based on use of the development rights associated with the latter lots for development on the former lots. The project site is on the block bounded on the north by Clay St., on the south by Sacramento St., on the west by Kearny St. and on the east by Montgomery St, and split by Commercial St.

The nine buildings on the site contain retail, banking, restaurant and office uses. Six of these buildings, described as follows, would be demolished: Lot 5 at the corner of Montgomery and Commercial Sts. is occupied by a two-story building which contains a restaurant on the ground floor and offices on the second floor. Lot 6A is a two-story building which contains a graphic artist studio and a bar. Lot 7 at the corner of Montgomery and Sacramento is occupied by a four-story building containing a restaurant, bank, optician, and offices. Lot 8 at 618 Sacramento St. is occupied by a three-story building which contains a restaurant on the ground floor and offices on upper floors. Lot 9 at 624 Sacramento St. is two stories and is occupied by a restaurant. Lot 6 at 615 Commercial St. is occupied by a two-story building containing a hair salon and offices.

The project site is zoned C-3-0 (Downtown Office); Lots 5, 6, 6A, 7, 8, 9 and 28 are in a 400-I Height and Bulk district and Lots 11 and 27 are in a 320-I Height and Bulk district. The total allowable floor area ratio (FAR) for the site is 14:1, making the total allowable floor area for the entire site 348,754 gross sq. ft. Buildings that would remain in the site have a floor area of approximately 29,400 gross sq. ft., and the proposed building would have a floor area of 319,184 gross sq. ft., for a total project site floor area of 348,584 gross sq. ft.

The 28-story building would be 416 ft. high, consisting of a stepped back tower and a 16 ft. mechanical penthouse (see Figure 2, p. 4). The tower would include 309,184 gross sq. ft. of office space and about 10,000 gross sq. ft. of retail space at ground level. Up to 70 on-site parking spaces would be provided. Off-street loading facilities would be provided with access from Sacramento St. The office entrance to the building would be on Montgomery St.

II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

A. EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT

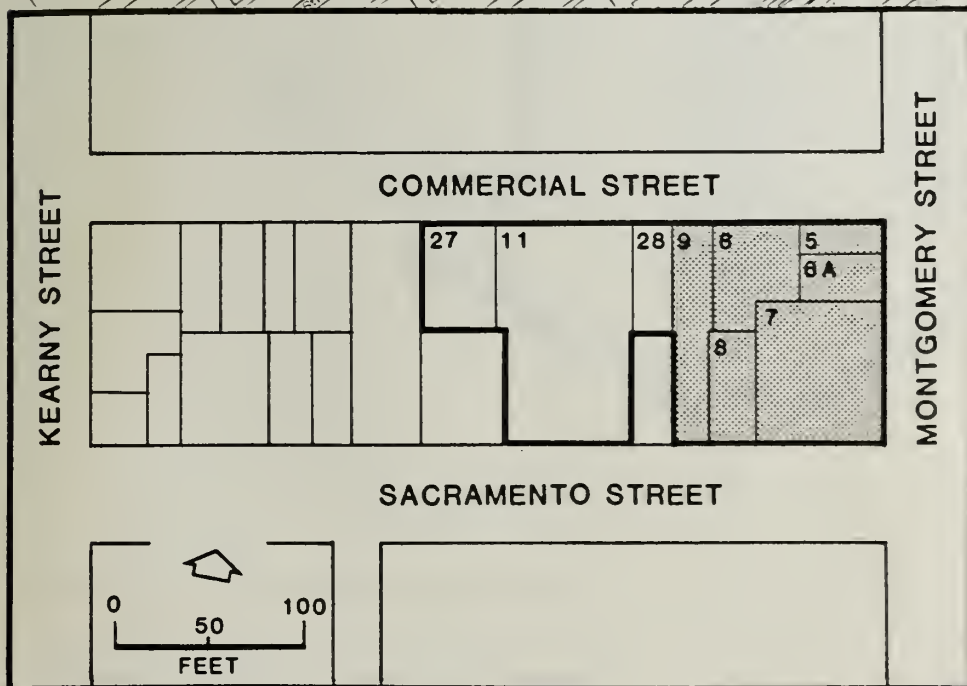
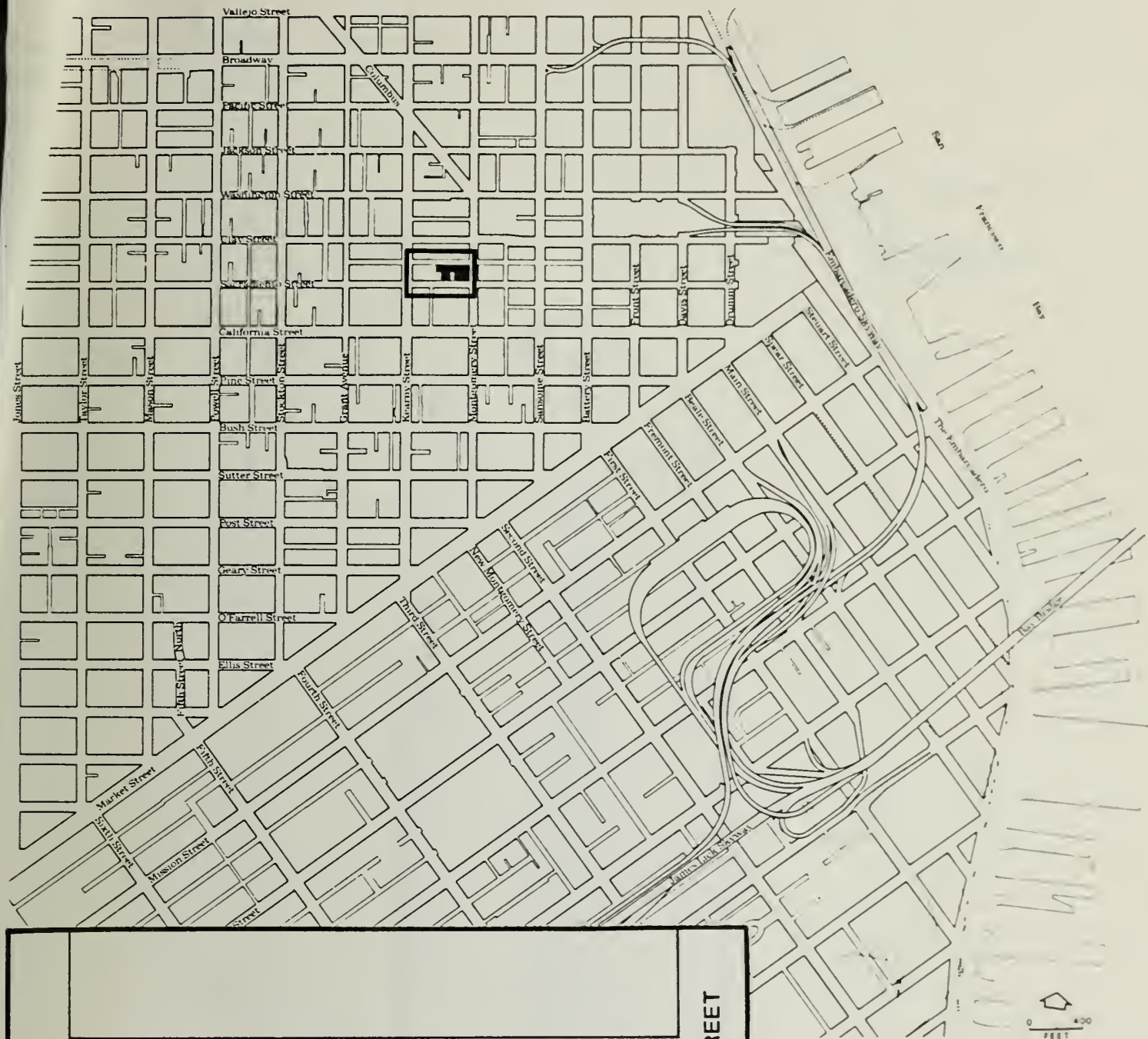
The 505 Montgomery St. project is examined in this Initial Study to identify its potential effects on the environment. Some effects have been determined to be potentially significant. Potential impacts which require further analysis in an EIR include urban design factors, wind and shadows; visual quality and views affected by the project; housing demand generated by the project; effects on transportation and circulation; noise impacts during construction; cumulative air quality impacts; and energy demand.

B. EFFECTS FOUND NOT TO BE SIGNIFICANT

Some potential environmental effects would either be insignificant or would be mitigated through measures incorporated into the project design. These require no further environmental analysis. They include:

Land Use Compatibility: The project would be consistent with existing and proposed land uses in the C-3-0 district.

Noise: After completion, project operation would not perceptibly increase noise levels in the project vicinity. Operational noise would be regulated by the San Francisco Noise Ordinance and the Noise Guidelines of the San Francisco Comprehensive Plan.



ABOVE:
PROJECT LOCATION


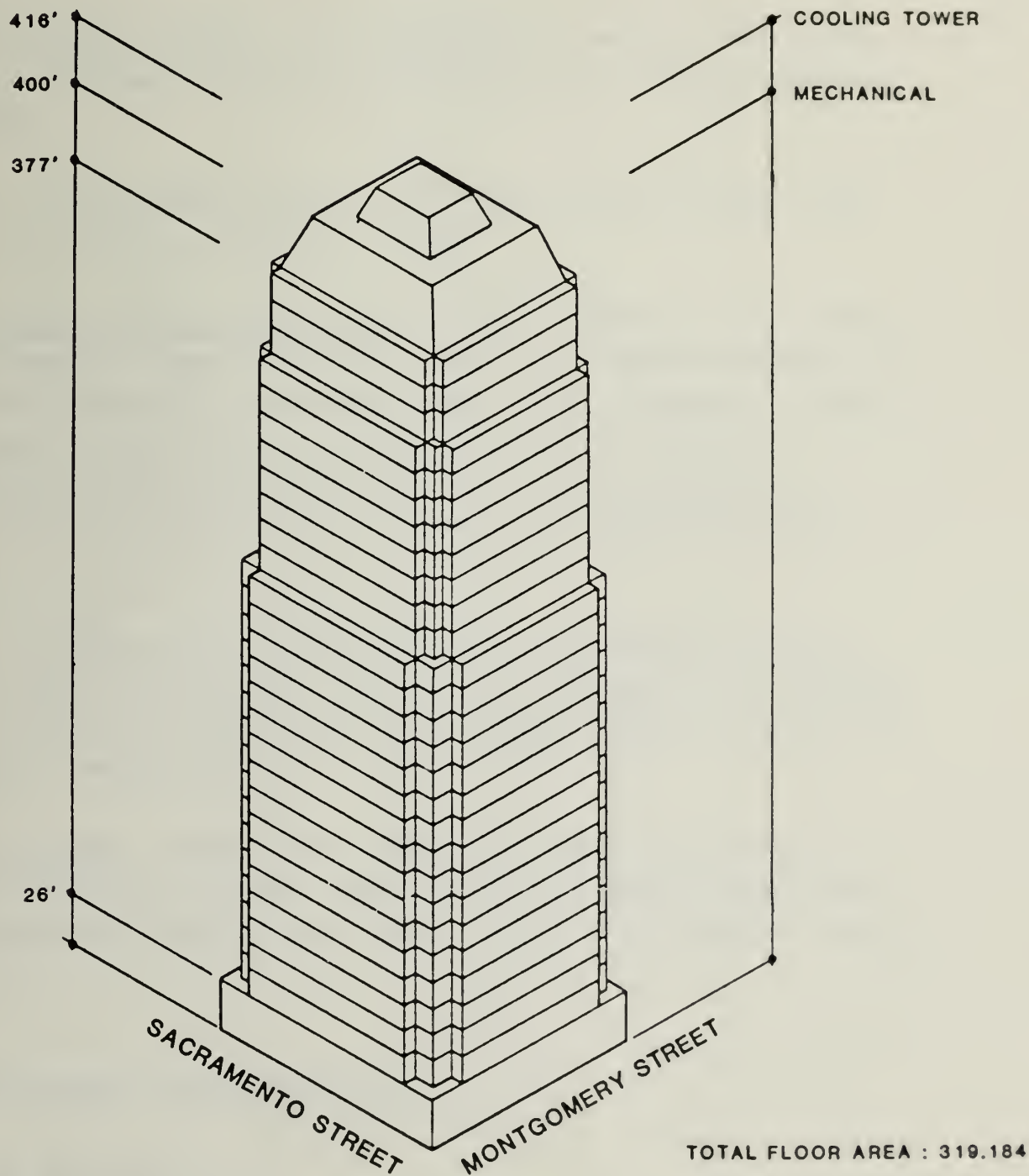
LEFT:
PROJECT SITE
 LOTS TO BE DEVELOPED

FIGURE 1: SITE LOCATION

SOURCE: ENVIRONMENTAL
SCIENCE ASSOCIATES, INC.



SOURCE: SKIDMORE, OWINGS, & MERRILL

FIGURE 2: PROJECT ELEVATION

Air Quality During Construction: The project sponsor has agreed to a mitigation measure (see p. 18) which would decrease particulates and emissions from construction equipment during the construction period.

Utilities and Public Services: Increased demand for public services and utilities attributable to the project would not require additional personnel or equipment.

Biology: The project would have no direct effect on plant or animal life. The site is presently occupied by buildings.

Land (topography, soils, geology)/Water: Underlying materials would provide adequate foundation support and seismic stability. A detailed geotechnical report, to be prepared for the project sponsor, would determine the need for dewatering or pile driving. The project sponsor would follow the recommendations made in the geotechnical report, for any excavation or construction on the site and would incorporate other mitigation measures on p. 19.

Hazards: The site and the project would neither cause nor be affected by hazardous uses or health hazards. See p. 19 for a measure to be implemented to ensure coordination between the City's emergency planning activities and the project's emergency plan.

Cultural Resources: No significant subsurface resources are expected to be encountered during construction. See p. 19 for a mitigation measure that would be implemented by the project sponsor to protect any potential resources on the site.

III. ENVIRONMENTAL EVALUATION CHECKLIST

A. GENERAL CONSIDERATIONS

1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?

Yes Maybe No N/A Disc.

_____ X _____

Yes Maybe No N/A Disc.

2. Would the project require a variance, or other special authorization under the City Planning Code?

_____ X _____

3. Would the project require approval of permits from City Departments other than the Department of City Planning or the Bureau of Building Inspection, or from Regional, State or Federal Agencies?

_____ X _____

4. Would the project conflict with adopted environmental plans and goals?

_____ X _____

The above matters require discussion in the project EIR.

B. ENVIRONMENTAL IMPACTS

Yes Maybe No N/A Disc.

1. Land Use. Would the proposed project:

a. Be different from surrounding land uses?

_____ X _____ X

b. Disrupt or divide the physical arrangement of an established community?

_____ X _____ X

The project site is located in the northwest portion of the San Francisco Financial District. The northern boundary of the Financial District is Washington St., two blocks north of the project site, and the western boundary is Kearny St., one block west of the project site.

Banking and office uses predominate along Montgomery St. north and south of the project site. The Financial District includes much of the City's recent office development, generally with retail at ground level. The Transamerica Pyramid and the 601 Montgomery St. building are located one block to the northeast and one block north of the site, respectively. The 456 Montgomery St. building is under construction diagonally accross the street from the site. The Bank of Canton building is approved for development just north (across Commercial St.) of the project. All of these buildings presently contain or would contain office uses along with some retail uses. Commercial St. in the project block contains mixed-use development with ground floor retail uses and office or residential uses on upper floors. The project area east of the site is generally more intensively developed than the area to the west.

The project would be similar in use to surrounding land uses and would not disrupt the physical arrangement of an established community.

This topic will not be discussed in the project EIR. Scale of the development is mentioned below.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
2. <u>Visual Quality and Urban Design.</u> Would the proposed project:					
a. Obstruct or degrade any scenic view or vista open to the public?		X			X
b. Reduce or obstruct views from adjacent or nearby buildings?	X				X
c. Create a negative aesthetic effect?		X			X
d. Generate light or glare affecting other properties?			X		X

A building of this size could obstruct views, reduce views from nearby buildings, or create a negative aesthetic effect. The proposed 28-story building would be similar in scale to new high-rise office development in the Financial District and taller than development west of the site which consists primarily of low-scale buildings. No highly reflective, mirrored glass would be used in the project. These matters will be discussed in the project EIR.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
3. <u>Population/Employment/Housing.</u> Would the proposed project:					
a. Alter the density of the area population?	X				X
b. Have a growth-inducing effect?		X			X
c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	X				X
d. Create or eliminate jobs during construction and operation and maintenance of the project?	X				X
e. Create an additional demand for housing in San Francisco?	X				X

Provision of new office space would increase daytime density of the area population, might induce growth and would be expected to create a housing demand. Present businesses located on the lots proposed for construction would be displaced. It has not yet been determined if remaining site buildings would be rehabilitated or remodeled; if they were rehabilitated or remodeled, there would be additional displacement of businesses. No housing is located on the site. These matters will be discussed in the project EIR.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
4. <u>Transportation/Circulation.</u> Would the construction or operation of the project result in:					
a. Change in use of existing transportation systems?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. An increase in traffic which is substantial in relation to existing loads and street capacity?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u>X</u>
c. Effect on existing parking facilities, or demand for new parking?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
d. Alteration to current patterns of circulation or movement of people and/or goods?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
g. Construction of new public roads?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>

Increased employment at the site would increase demand on existing public and private transportation systems. The project would generate approximately 900 peak-hour trips and 4,600 daily trips. Project-related impacts and cumulative transportation and circulation impacts will be analyzed and described in the project EIR. No new public roads would be constructed as a result of the project.

5. Noise.

- a. Would the proposed project result in generation of noise levels in excess of those currently existing in the area?
- b. Would existing noise levels impact the proposed use?
- c. Are Title 25 Noise Insulation Standards applicable?

_____	_____	<u>X</u>	_____	<u>X</u>
_____	_____	<u>X</u>	_____	<u>X</u>
_____	_____	<u>X</u>	_____	<u>X</u>

Project Construction

Project construction would require about 22 months and would involve demolition, site grading and construction of the proposed structure. Residential hotels and a radio station are located nearby. Construction noise impacts will be analyzed in the project EIR.

Project Operation

The noise environment of the site, like all of downtown San Francisco, is dominated by vehicular traffic noise. The Environmental Protection Element of the San Francisco Comprehensive Plan indicates a day-night average noise level (Ldn) of 75 dBA on Montgomery and Sacramento Sts. adjacent to the site in 1974./1,2/ The Environmental Protection Element contains guidelines for determining the compatibility of various land uses with different noise environments. For office uses the guidelines recommend no special noise control measures in an exterior noise environment up to an Ldn of 70 dBA. For the 75 dBA noise level, the guidelines recommend an analysis of noise reduction requirements and inclusion of noise insulation features in the building design. The project sponsor has indicated that noise insulation measures would be included as part of the design (see p. 20). The proposed structure would not include housing, so Title 25 Noise Standards would not be applicable.

Project operation would not result in noise levels greater than those presently existing in the area. The amount of traffic generated by the project during any hour of the day, and cumulative traffic increases at the

time of project completion, would cause traffic noise levels to increase by less than one dBA. To produce a detectable increase in environmental noise, a doubling of existing traffic volume would be required; traffic increases of this magnitude would not occur with anticipated cumulative development.

Mechanical equipment noise is regulated by the San Francisco Noise Ordinance, San Francisco Municipal Code, Section 2909, "Fixed Source Noise Levels," with which the project sponsor would be required to comply. The project site and surrounding area are zoned C-3-0. In this zone, the ordinance limits equipment noise levels at the property line to 70 dBA between 7 a.m. and 10 p.m. and 60 dBA between the hours of 10 p.m. and 7 a.m. During lulls in traffic, mechanical equipment generating 70 dBA could dominate the noise environment at the site. The project engineer and architect would include design features in the building to limit mechanical equipment noise levels to 60 dBA. As equipment noise would be limited to 60 dBA to meet the nighttime limit, it would not be perceptible within the sound-level context of the project. Further discussion of operational noise will not be included in the EIR.

NOTES - Noise

/1/ dBA is a measure of sound in units of decibels (dB). The "A" denotes the A-weighted scale, which simulates the response of the human ear to various frequencies of sound.

/2/ Ldn, the day-night average noise level, is a noise measurement based on human reaction to cumulative noise exposure over a 24-hour period, taking into account the greater annoyance of nighttime noises; noise between 10 p.m. and 7 a.m. is weighted 10 dBA higher than daytime noise.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
6. <u>Air Quality/Climate.</u> Would the proposed project result in:					
a. Violation of any ambient air quality standard or contribution to an existing air quality violation?	_____	<u>X</u>	_____	_____	<u>X</u>
b. Exposure of sensitive receptors to air pollutants?	_____	_____	<u>X</u>	_____	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
c. Creation of objectionable odors?	_____	_____	<u>X</u>	_____	_____
d. Burning of any materials including brush, trees, or construction materials?	_____	_____	<u>X</u>	_____	_____
e. Alteration of wind, moisture or temperature (including sun shading effects), or any change in climate, either locally or regionally?	<u>X</u>	_____	_____	_____	<u>X</u>

Air quality data collected by the Bay Area Air Quality Management District (BAAQMD) at its San Francisco monitoring station shows that San Francisco infrequently exceeds the ambient air quality standards for ozone, carbon monoxide, and total suspended particulates. Climatic conditions in San Francisco allow rapid dispersal of air pollutants, so that local stationary sources of emissions rarely create a measurable impact at monitoring stations.

Project Construction

Demolition, grading and other construction activities would affect local air quality for approximately 22 months, causing a temporary increase in particulate dust and hydrocarbon emissions. These emissions would be carried by prevailing winds (west, northwest and southwest) and probably would not cause emission standards to be exceeded at the monitoring station (located about 2.5 miles south of the project site). Without mitigation, construction-generated dust might cause exceedances of the particulate standard in the immediate project area. Dustfall may occur on surfaces within 200 to 800 ft. of the project site under low wind conditions. Blowing dust could be an annoyance in the vicinity of the site with winds exceeding 12 miles per hour. Construction dust is composed primarily of large particles that settle out of the atmosphere more rapidly with increasing distance from the source. Dust is more of a nuisance than a health hazard, except to sensitive receptors such as persons with respiratory diseases. The project sponsor would require the project contractor to wet down the construction site twice a day during construction to reduce particulates by at least 50%.

Diesel-powered construction equipment would emit, in decreasing order by weight, nitrogen oxides, carbon monoxide, sulfur oxides, hydrocarbons, and particulates. This would increase local concentrations temporarily but would not be expected to increase the frequency of exceedances of air quality standards. The project sponsor would require the project contractor to maintain and operate construction equipment in such a way as to minimize exhaust emissions. Although ambient concentrations of these pollutants would be increased for the duration of the construction period, no increases in measured concentrations at the 23rd Street monitoring station are expected to occur.

Because of the mitigation measure on p. 18 construction air quality impacts will not be discussed in the EIR.

Project Operation

Project and cumulative air quality impacts and local wind and shadow effects will be described in the project EIR.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
7. <u>Utilities and Public Services.</u> Would the proposed project have an effect upon, or result in a need for new or altered, governmental services in any of the following?					
fire protection	_____	_____	X	_____	X
police protection	_____	_____	X	_____	X
schools	_____	_____	X	_____	X
parks or other recreational facilities	_____	_____	X	_____	X
maintenance of public facilities	_____	_____	X	_____	X
power or natural gas	_____	_____	X	_____	X
communications systems	_____	_____	X	_____	X
water	_____	_____	X	_____	X
sewer/storm water drainage	_____	_____	X	_____	X
solid waste collection and disposal	_____	_____	X	_____	X

Fire Protection: Water supply and pressure in the vicinity are adequate to suppress fire. Minimum emergency response time from the three fire stations serving the site would be less than four minutes. No additional personnel or

equipment would be required due to project development./1/ The project would incorporate all emergency response systems stipulated by the Life Safety Code, including fire alarms, an emergency communication system, emergency power supply and emergency water supply. These measures would reduce hazards to building occupants during an earthquake or fire.

Police Protection: The area is currently served by 24-hour patrol cars originating from Central Station; there is no foot beat. Response time to the site is 4 minutes for priority calls. The project would not generate a need for additional police services./2/

Schools: The project would not affect area schools. San Francisco Public schools have experienced a reduction in enrollment over the past several years and could accommodate any increase in school-age children generated from an increase in population as a result of the project./3/

Parks: Project employees could increase the midday use of Portsmouth Square, one block west of the site; Redwood Park, one block northeast of the site and/or other open space in the Downtown area, but would not cause a need for additional personnel or maintenance.

Public facilities: The project would have no direct effect on the maintenance of public facilities.

Power or natural gas: Gas and electricity would be provided by Pacific Gas and Electric Company (PG&E). Depending upon demand of the project, it may be necessary for PG&E to install new connection facilities./4/ Project energy consumption will be discussed in the EIR.

Communications: Pacific Telephone would provide phone service to the project and anticipates no problem in meeting demand of the project. Conduit would have to be extended under Montgomery St. from south of Sacramento St. to connect to existing facilities./5/

Water: The proposed project would generate a demand for approximately 31,250 gallons of water per day. Existing 8-inch water mains on Montgomery, Sacramento, or Commercial Sts. would serve the project. The San Francisco Water Department would be able to meet project-generated demand./6/

Sanitary Sewer: The project would also generate about 31,250 gallons per day of dry-weather wastewater flows. Wastewater from the site would flow through 3-ft. by 5-ft. brick sewers under Montgomery, Sacramento or Commercial Sts. to the North Point Treatment Plant for primary treatment and later would be transported to the Southeast Plant for secondary treatment. San Francisco wastewater facilities have adequate capacity to serve this project./7/

Solid Waste Disposal: The project would generate an estimated 320 pounds of solid waste per day. Golden Gate Disposal Company serves the site and anticipates no problems in meeting collection demand./8/

All utilities and public services could serve the project with existing capacity; this topic will not be discussed in the project EIR.

NOTES - Utilities and Public Services

/1/ Edward J. Phipps, Assistant Chief, Support Services, San Francisco Fire Department, letter communication, October 22, 1982.

/2/ James P. Shannon, Deputy Chief of Police, Administrative Bureau, San Francisco Police Department, letter communication, November 19, 1982.

/3/ San Francisco Unified School District, Proposal for Leasing and Selling Vacant Property, April 29, 1980, pp. 28 and 29.

/4/ D. J. Cardner, Industrial Power Engineer, Pacific Gas & Electric Company, letter communication, November 12, 1982.

/5/ W. Ottens, Engineer, Pacific Telephone, letter communication, October 25, 1982.

/6/ Harlow Swain, Senior District Water Serviceman, San Francisco Water Department, letter communication, October 25, 1982.

/7/ Nathan Lee, San Francisco Clean Water Program, letter communication, October 27, 1982.

/8/ Peter Gardella, Vice President, Golden Gate Disposal Company, telephone communication, October 20, 1982.

8. Biology.

Yes Maybe No N/A Disc.

- a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species?

_____ X _____ X

b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site?

Yes Maybe No N/A Disc.

_____ X _____

c. Would the project require removal of mature scenic trees?

_____ X _____

The site is completely covered with impervious surfaces. The project would not affect any plant or animal habitat. This topic will not be discussed in the project EIR.

9. Land. (topography, soils, geology) Would the proposed project result in or be subject to:

Yes Maybe No N/A Disc.

a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, subsidence, erosion and liquefaction)?

_____ X _____ X

b. Grading (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)?

X _____ _____ X

c. Generation of substantial spoils during site preparation, grading, dredging or fill?

_____ X _____

The site is just west (on the shore side) of the 1852 shoreline as shown on U.S. Coast Survey maps. The site elevation is about 14 ft. above sea level at Montgomery St. and rises to about 20 ft. above sea level at the west property line of the full project site. Based on boring data for adjacent sites, subsurface conditions are expected to consist of a small amount of sandy fill overlying dense sand and stiff to hard clay. Settlement would not be expected to be a potential geologic hazard./1/

Groundshaking is expected to be "strong" on the site for a major earthquake of the 1906 type./1/ The project would be constructed under the supervision of structural and geotechnical engineers and would comply with all applicable seismic and life safety standards.

It has not been determined if pile driving for the building foundation would be necessary. A complete geotechnical study would be prepared for the project by a California-licensed engineer; the project sponsor would follow the recommendations of the study. This topic will not be discussed in the project EIR.

NOTE - Land

/1/ Dames and Moore, Preliminary Geotechnical Study, 505 Montgomery St. Project, November 1, 1982.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
10. <u>Water</u> . Would the proposed project result in:					
a. Reduction in the quality of surface water?	___	___	X	___	X
b. Change in runoff or alteration to drainage patterns?	___	___	X	___	X
c. Change in water use?	X	___	___	___	X
d. Change in quality of public water supply or in quality or quantity (dewatering) of groundwater?	___	X	___	___	X

All site runoff would drain into the City's combined sanitary and storm sewage system. Because the site is now covered with impervious surfaces, no change in the amount of runoff or in drainage patterns is expected. The project would increase water use on the site from 5,000 to approximately 31,250 gallons per day. The San Francisco Water Department would be able to meet this demand./1/ No water bodies, springs, or water courses are located on the site. If excavation were to extend below groundwater level, dewatering would probably be necessary; the quantity and rate of flow is expected to be minimal. A complete geotechnical report would be prepared by a California - licensed engineer during the design of the project, and would include information on groundwater levels and flows.

It has not been determined if dewatering would be necessary. If dewatering were necessary the project would include the mitigation measures on p. 19. This topic will not be discussed in the project EIR.

/1/ Harlow Swain, Senior District Water Serviceman, San Francisco Water Department, letter communication, October 25, 1982.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
11. <u>Energy/Natural Resources</u> . Would the proposed project result in:					
a. Any change in consumption of energy?	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u>X</u>
b. Substantial increase in demand on existing energy sources?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	<u> </u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Project construction and operation would increase energy consumption derived from non-renewable resources. Energy consumption will be discussed in the project EIR.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
12. <u>Hazards</u> . Would the proposed project result in:					
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
b. Creation of or exposure to a potential health hazard?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
c. Possible interference with an emergency response plan or emergency evacuation plan?	<u> </u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>

The project would increase the daytime population in downtown San Francisco. Employees in the proposed building would contribute to congestion if an emergency evacuation of the Downtown area were required. Because of the mitigation measure proposed as part of the project as noted on p. 19, this topic will not be discussed in the project EIR.

Yes Maybe No N/A Disc.

13. Cultural. Would the proposed project:

a. Include or affect an historic site, structure or building?

X _____ X

b. Include or affect a known archaeological resource or an area of archaeological resource potential?

_____ X _____

c. Cause a physical change affecting unique ethnic or cultural values?

_____ X _____

Because buildings presently occupy the site there is little chance that any historic or prehistoric artifacts would be found on the site during construction. Archaeology will not be discussed in the EIR because the project sponsor has proposed the mitigation measure on p. 19 regarding archeological resources.

The building located at 527 Montgomery St., on Lot 5 of Assessor's Block 227, has been rated "C", for contextual importance, (on a scale of "A" - highest to "D" - lowest) in an architectural survey conducted by the Foundation for San Francisco's Architectural Heritage. The building was not rated in a similar survey conducted by the Department of City Planning in 1976. There have been several alterations to the building since it was originally constructed. The building would be demolished as a result of the project. This topic will be discussed in the EIR.

C. MITIGATION MEASURES

Yes No Disc.

Are mitigation measures included in the project?

X _____ X

Are other mitigation measures available?

X _____

Mitigation measures currently proposed as part of the project are listed below. These measures, and possibly others, will be included in the EIR.

- The project sponsor would require the general contractor to wet down demolition and construction areas at least twice a day to reduce dust generation by approximately 50%.

- A detailed geotechnical report will be prepared by a California - licensed engineer for the project sponsor. The project sponsor and contractor would follow recommendations made in that report regarding project construction.
- Should dewatering be necessary, the level of the water table and potential settlement and subsidence would be monitored by the general contractor. The City could require a lateral and settlement survey to monitor any movement or settlement of surrounding buildings and adjacent streets during the dewatering. Control lines and benchmarks would be established for monitoring horizontal and vertical movement.
- If, in the judgement of City engineers, unacceptable subsidence were to occur during construction, groundwater recharge would be used to halt the settlement.
- If dewatering were necessary, groundwater pumped from the site would be retained in a holding tank to allow suspended particles to settle, if this were found necessary by the Industrial Waste Division of the Department of Public Works, to prevent sediment from entering the storm drain/sewer lines.
- An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to insure coordination between the City's emergency planning activities and the project's plan. The project's plan would be reviewed by the Office of Emergency Services and implemented by building management before issuance by the Department of Public Works of final building occupancy permits.
- Should evidence of historic or prehistoric artifacts be uncovered at the site during construction, the sponsor would agree: 1) to require the project contractor to notify the Environmental Review Officer and the President of the Landmarks Preservation Advisory Board; 2) to require that the contractor suspend construction in the area of the discovery for a maximum of four weeks to permit review of the find and, if appropriate, retrieval of artifacts; 3) for an archaeologist or historian or other expert acceptable to the Environmental Review Officer to help the Office

of Environmental Review determine the significance of the find and identify feasible measures, if any, to preserve or recover artifacts; and 4) to implement archaeological mitigation measures which would be consistent with Assembly Bill 952.

- As recommended by the Environmental Protection Element of the San Francisco Comprehensive Plan, an analysis of noise reduction requirements would be prepared for the project sponsor and recommended noise insulation features would be included as part of the project.

D. ALTERNATIVES

Yes No Disc.

Were other alternatives considered?

X X

Several alternatives to the project are under consideration. These alternatives will be discussed in the project EIR.

Alternative 1, No Project: This alternative would retain the site in its present condition.

Alternative 2, New Construction on Total Project Site: This alternative would consist of a shorter, bulkier building, with approximately 348,700 gross sq. ft. of new development.

Alternative 3, Office Building Complying with GDD: This alternative would be an office building consistent with the controls recommended by Guiding Downtown Development, July 1982. The building would have a height of 200 feet and contain no on-site parking spaces. Gross floor area would be approximately 300,000 sq. ft. A sub-alternative would include residential use as part of the new building.

E. MANDATORY FINDINGS OF SIGNIFICANCE

Yes No Disc.

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?

 X

	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	_____	<u>X</u>	_____
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?	<u>X</u>	_____	<u>X</u>
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?	_____	<u>X</u>	_____
5. Is there a serious public controversy concerning the possible environmental effect of the project?	_____	<u>X</u>	_____

The project might contribute to the effects of cumulative development on housing demand, transportation systems, air quality, and energy demand. These items will be discussed in the project EIR.

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

_____ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers_____, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

✓
_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Robert W. Passmore
Assistant Director-Implementation

for

Dean Macris
Director

Date: 1/4/83

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